

**THE ZONING BOARD WILL CONDUCT A  
PUBLIC HEARING AND REGULAR MEETING ON  
MONDAY, APRIL 21, 2014, AT 7:00 P.M., 4<sup>th</sup> FLOOR,  
CAFETERIA, GOVERNMENT CENTER BUILDING,  
888 WASHINGTON BLVD., STAMFORD, CT**

**PUBLIC HEARING**

1. **Application 213-28 – THE FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, REVISED Text change**, to Amend Article III, Section 9-D-4-d by adding language for residential signage similar to that covered by C-N District standards, Section 9-D-5-c-7 by adding language modifying minimum front yard requirements and of Section 9-D-5-c-8-a through Special Exception approval to reduce the minimum number of off-street residential parking spaces and to permit shared parking per Section 12-D-1-b of the zoning regulations.
2. **Application 213-29 – FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, 1101 Bedford Street, REVISED Special Exception and Site and Architectural Plans** requesting approval of special exceptions and site plans to consolidate two adjoining parcels currently siting a customary church building and daycare center into a subdivided 9.7 acre site in an R-H zone in order to construct a new 175 residential unit complex of 6.5 stories, site improvements and parking. Special Exceptions would permit BMR fee-in lieu, professional office use on ground floor, reduced setback on Morgan Street, reduced parking ratio and underground parking.
3. **Application 213-43 – RICHARD REDNISS, Text change**, to Amend Appendix B, Footnote #4 by adding Master Plan Category #10 Downtown Corridor to locations in which density may be reduced by Special Exception for Mixed-use projects in the C-G or CC-N Districts.
4. **Application 213-44 – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, REVISED Site & Architectural Review and Coastal Site Plan Review**, large scale development for 650 residential units and associated site improvements in two towers at the corner of Tresser and Atlantic Streets, acquisition and historic preservation of the Post Office at 421 Atlantic Street, over 41,000 sf of ground floor retail space and two parking garages in a CC-N district. Special Exceptions requested include large scale development, increased density, conversion of commercial FAR into dwelling units, historic preservation premium, parking at 1:1 ratio, reduced rear yard, partial waiver of open space and fee-in-lieu for BMR. Simultaneous application with St. John's Parcel to authorize transfer of 240 residential units and parking.
5. **Application 213-45 – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception**, requesting conversion of commercial development rights to authorize 240 existing residential units, permit one parking space per dwelling onsite (148 spaces) and adjacent (93 spaces), fee-in-lieu funds for BMR requirements all in conjunction with the large scale development for Cappelli at Tresser and Atlantic Streets in a CC-N district.

**REGULAR MEETING**

**APPROVAL OF MINUTES:**

Minutes for Approval: March 24, 2014

### **PENDING APPLICATIONS:**

1. **CSPR-949 – COLOMBO, 69 Davenport Drive**, to elevate the existing dwelling to 15.4 feet, construct access stairs and a deck to bring the dwelling into conformance with Flood Prone Area regulations on 0.211 acres in an R-10 coastal flood area.
2. Application 213-28 – THE FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, REVISED Text change
3. Application 213-29 – FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, 1101 Bedford Street, REVISED Special Exception and Site and Architectural Plans
4. Application 213-43 – RICHARD REDNISS, Text change
5. Application 213-44 – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, REVISED Site & Architectural Review and Coastal Site Plan Review
6. Application 213-45 – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception

### **OLD BUSINESS**

1. **CSPR-907 – FOSTER, 77 Weed Avenue**, demolish existing dwelling and construct a new two family residence in an R-5 district in a coastal flood hazard area zone at 77 Weed Avenue (*request for time extension*).
2. **Application 207-12 & 13 - BBSF, LLC and Affordable Housing Development Company (Metro Green)**, Special Exception, General Site and Architectural Plans & Requested Uses and CSPR (*request for time extension*).
3. **Application 212-05 - BBSF, LLC Metro Tower**, Final Site Plans and CSPR (*request for time extension*).
4. **Application 213-20 – CCMCR HS 700 CANAL STREET, LLC; CCMCR HS 850 CANAL STREET, LLC; CCMCR HS 880 CANAL LLC; CANAL STREET HARBOR SQUARE, LLC**, Special Exception, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review (*request for modification of Condition 8 approval*).
5. **Application 210-44 –STAMFORD EXIT 9, LLC** – administrative review of alternative façade treatment on a portion of the building.

### **NEW BUSINESS**

### **ADJOURNMENT**